

## Cabinets & Counter Tops

- Quartz or Granite Countertops (3cm) in Kitchen, and all bathrooms and laundry.
- Custom designed cabinetry in raised or recessed door styles. Choice of Maple, Cherry or Painted.
- Soft close doors with concealed hinges.
- Dovetail, Full extension, Soft-close drawers.
- Decorative Hardware included.
- Kitchen: 36"/42" Staggered Upper Cabinets w/Crown Molding, Raised cabinet above microwave and two (2) Rollout Shelves for cookware.
- Cabinets over Washer and Dryer.
- 36" Tall base cabinets in Bathrooms and Utility Room.
- Owner Suite vanities include drawers.

## Appliances

- GE Stainless Steel appliance package:
  - 25 Cu. Ft. Side-by-Side Refrigerator with icemaker & water.
  - Self-cleaning Glass Top Range.
  - Vented Microwave Oven (over Range).
  - Dishwasher.

## Walls & Ceilings

- Lace cementitious finish on all exterior walls.
- 2x4 studs in frame walls, 16" on center.
- 10 ft. high ceilings as per model.
- Lace ceiling & orange peel drywall finish.
- Garage walls to have Lace texture finish.
- Entry & Lanai ceilings Lace drywall finish.
- 5¼" Baseboard trim.
- 7" Crown Moulding per Model
- SHERWIN WILLIAMS® Paint.
- Exterior satin finish; 100% Acrylic 15-year paint.
- Interior flat finish paint: 1 color for ceiling and 1 color for walls.
- Decorator white for doors, casing, and base.

## Tile & Flooring

- Brick pavers on Entry, Breezeway, & Porch.
- Tile (square or "wood" plank) floors: Foyer, Kitchen, Breakfast Nook, All Baths, Utility Room, Grand/Family/Living Room & Dining. (Crack Suppression Installed under Tile floor areas included)
- Stain resistant and wear-dated carpet and high-density padding.
- Marble or Travertine shampoo shelf in showers.
- Tile backsplash in kitchen.
- Tile on bathroom shower walls and tub areas.

## Warranty

- 10-year Structural, third party insured, HOME BUYER'S WARRANTY

## Electrical & Low Voltage

- Lighting Package with all lightbulbs LED for energy efficiency.
- Flush mount LED ceiling lights as per model.
- 200-amp electrical service with Whole House Surge Protection Device, underground service meter box included.
- Copper wiring from circuit breaker panel.
- Decora rocker style switches & outlets.
- LiftMaster® "DC" motor, Wi-Fi ready garage door opener with 2 remotes per door.
- Hard-wired electric smoke/carbon monoxide detectors with battery backup.
- Dual USB charging/power outlet in Kitchen.
- 3 exterior weatherproof electric outlets.
- Smart Hub Enclosure w/duplex outlet.
- 6 Low Voltage Drops: TV, Data, Phone.
- 6 Ceiling fan pre-wires. (Ceiling fans and installation sold separately)
- Exhaust fan in every bath.
- Front door chimes w/ bell button.
- 220-volt dryer outlet.

## Plumbing

- Stainless steel Undermount kitchen sink with MOEN® kitchen faucet and pull-out sprayer (stainless finish).
- MOEN® chrome faucets in all bathrooms.
- Undermount Rectangular or Oval White Porcelain sinks in baths.
- ½ HP garbage disposal.
- 50 Gallon double element quick recovery water heater.
- Enamel over steel tubs (choice of colors).
- Sunken showers to prevent leakage.
- "Comfort Height" Elongated toilets with Soft Close Lids by American Standard®.
- FlowGuard Gold non-corrosive water piping (CPVC) throughout home.
- Ice maker water line for refrigerator.
- Four (4) outside hose bibbs.
- Washer / Dryer hookups.
- Laundry tub with dual handle faucet in base cabinet.
- Freestanding Acrylic Garden tub in Owner Suite bath in most models.

## Structural

- Steel reinforced concrete footings.
- Continuous pour 3,000 pound per square inch monolithic concrete foundation with fiber mesh reinforcement.
- Visqueen vapor barrier under all concrete floors.
- Cement block exterior walls.
- Reinforced concrete columns (filled cells) at all corners and wherever else required by code.
- Cement block privacy wall (to a height of 7'4") around Cabana Courtyards.
- Termite treated home.

## Doors, Windows & Shelving

- High Performance Low-E Double Pane Insulated Operable Vinyl Framed Windows & Aluminum Sliding Glass doors w/white frames.
- 8 ft. tall Sliding Glass Doors with Upgraded Heavy Duty frames.
- All exterior doors are fiberglass (no rust) with composite jambs (no rot).
- 7 ft. tall sectional steel garage door(s) with glass top panel glass inserts.
- 8 ft. tall interior doors.
- Wood Cased door openings with Baby Howe casing, not drywall wrap.
- Kwikset® hardware throughout with dead bolts on exterior hinged doors.
- Ventilated closet shelves w/TOTAL SLIDE.
- Shoe rack in Owner Suite Closet.
- Marble or Painted Wood Window Sills.
- Cased Attic Stairs in Garage.

## Heating & Air Conditioning

- LENNOX or Carrier 16 SEER High Efficiency Heat Pump with Multi-Stage Air Handler, and Two-Stage Condenser unit.
- Whole House Media Filter
- Touch Screen Programmable Thermostat with built-in Humidistat.
- Ducted return air grills in all bedrooms.

## Insulation

- R-30 blown insulation in ceiling over living area.
- R-12 Core Fill foam system injected into block exterior walls w/Metal Foil Insulation around living area of home.
- R-11, 3½" batt fiberglass insulation in 2x4 walls between living and nonliving.

## Roof

- Pre-engineered roof trusses.
- Dimensional algae resistant fiberglass shingle roof with "Lifetime" warranty, & roof vents.
- 16" overhang (12" for gable ends).
- Maintenance-free aluminum soffit vents and 6" fascia.

## Additional Features

- Up to: 7,000 Sq. Ft. St. Augustine Sod, \$1,400 Landscape, 6 Zone Sprinklers, \$5,000 Septic/Sewer, \$1,800 Water/Well, \$1,700 Permit fees, \$9,000 Impact fees.
- Site preparation, debris removal, grading and fill dirt up to \$5,000.
- 850 sq. ft. concrete driveway & walkways.
- Brick Paver walkways between driveway and Entry for courtyard homes.
- Lot survey up to \$1,000.
- Screen pool cages and/or screen paneling on porches NOT included.

*Talk with your Palmwood New Home Consultant today about many other Lifestyle Options & Energy Saving items available on your new home!*



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